

MINUTES
CHICOPEE MOBILEHOME RENT CONTROL BOARD
JANUARY 30, 2017 @ 6:00 P.M.

MEMBERS PRESENT

Robert Hopkins, Sharyn Riley, Joshua Clark

ALSO PRESENT

Christine Pikula, Attorney for the Board
Chantal Paul, Secretary

OLD BUSINESS

Robert Hopkins: First order of business is to approve the minutes of the November 28, 2016 meeting. Is there a motion to approve as distributed?

Joshua Clark: I so move.

Sharyn Riley: Second.

Robert Hopkins: All those in favor?

Board: I.

Robert Hopkins: Old business is the hearing for Longport LLC, d/b/a as Westover Trailer Park. Let me read the Rule #3:

Reads Rules...

Marc Dugre: Reads his presentation... Current monthly fee is \$295.00, inclusive of the \$6.00 City tax, requested increase is \$350.00, a \$55.00 increase in two installments/phases. A \$30.00 increase now and the remaining \$25.00 increase implemented one year later. The manager does not pay rent, it's part of his compensation. When we give you the rental income, you're assuming 78 paying tenants, there aren't 78 paying tenants there's only 77, if you add on rent side, you have to add on expense side.

Sharyn Riley: What is "casual labor"? Who are these people and what are they doing?

Louis Mountzoures, Esq. (Attorney for Owner) There are three employees providing casual labor. (Maintenance, etc.)

Robert Hopkins: Have you completed your presentation for the park?

Marc Dugre: Yes.

Robert Hopkins: Tenants?

Nancy Garrant: Inaudible.

Tenants asking owner questions.

Sharyn Riley: So what we're saying is you had a chance to come in with a response by a specific deadline with any of your questions or concerns. Realistically, nothing that wasn't submitted in writing prior to today can be rebutted. We explained this at the previous meeting.

Robert Hopkins: It appears that the tenants and the park have completed their presentations, now it's open to the Board to discuss the proposal before us. Has there been anything submitted in writing to rebut the written proposal?

Chantal Paul: No.

Robert Hopkins: They are asking for \$350.00. In general, we have passed through water bills, sewer bills, and tax bills because there's nothing to control that.

Sharyn Riley: Well it's tough because the majority of the expenses are undisputable. The biggest part of the increase is the three invoices that none of us can control.

Joshua Clark: I happen to have the proposal from last time. So far, there is nothing that is unusual.

Robert Hopkins: I don't see anything that I can diminish from this. They have casual labor, an employee that gets paid. The sewer and storm fees, nothing you can do about it.

Joshua Clark: There is one question, the implementation of the rent increase. Chrissy, how are we (inaudible).

Christine Pikula: You can request a written opinion.

Robert Hopkins: We can do half and half, we put it in our decision.\$30.00 for the next 12 months and then...

Sharyn Riley: That means we have to put a two year stipulation.

Robert Hopkins: Absolutely.

Joshua Clark: I'm going to call a Motion.

Robert Hopkins: All in favor of voting the increase as submitted with no alterations in the proposal?

Sharyn Riley: Two year increment increase.

Robert Hopkins: Correct, \$30.00 for 12 months and then \$55.00 a month after the first 12 months.

Sharyn Riley: I'll make a Motion.

Joshua Clark: So accepted.

Robert Hopkins: Any further discussion on the Motion? All those in Favor?

Board: I.

Robert Hopkins: Motion carries with the provision that the implementation be a \$30.00 increase for then the following 12 months....starting March 1, 2017, then going until March 1, 2018 you can go to \$55.00 a month.

Robert Hopkins: Any other business for the Board?

Joshua Clark: We had a discussion on the Rules. So maybe it might be wise to go through some of the major changes.

Christine Pikula: I didn't make any substantial changes, it's just to clarify that the Rules go both ways between tenants and park owners. It just reflects that the person who is petitioning to the Board to either rent increase or rent decrease. The way that the Rules are written currently, it makes it appear as though the park owners are the only ones that can petition the Board for increases, but just by changing the word to Petitioner and Respondent, it just clarifies that it can go both ways.

Joshua Clark: Is there a budget for this committee, why can't we buy a digital tape recorder?

Sharyn Riley: We have a \$100.00 budget, and we want to get something, ask for an appropriation.

Robert Hopkins: Do you want me to write a letter requesting money for the Mayor?

Joshua Clark: I move that the Chair request and appropriation from the Honorable Mayor for a digital recording device.

Sharyn Riley: I Second.

Robert Hopkins: Motion passes.

Joshua Clark: So, on the Rules...

Robert Hopkins: Do you want to make a Motion to accept them as drafted?

Sharyn Riley: Just a couple typos.

Robert Hopkins: Any other additions or corrections?

Robert Hopkins: Motion to accept the Rules as proposed and amended?

Sharyn Riley: I make the Motion.

Joshua Clark: I second the Motion. **Motion passes unanimously.**

Chantal Paul: Next meeting, we are going to be going to Wednesdays now. February 22nd is the next meeting.

Motion to adjourn @ 7:16 p.m.